

SUPERIOR HOMES

ROYSTON & LUND



20 Little Hayes

West Bridgford | NG2 7RT

Guide Price £500,000

GUIDE PRICE £500,000 - £550,000

A well appointed immaculately presented four bedroom detached family home located in Compton Acres. Situated close by to numerous amenities being a short drive from Loughborough Road shops and West Bridgford's Central Avenue where you will find local shops, bars and restaurants. Not to mention Compton Acres being in the catchment area for well regarded schools and having excellent transport links to the surrounding areas and into the City Centre. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises a initial porch and hallway upon entry that leads you into the main reception room, kitchen and study. The living room is a generous size with a front aspect bay window flooding the room with natural light pieced together with a stylish fireplace. Off from the living room through bifold doors is the spacious kitchen diner showcasing high quality base and wall units housing integrated appliances such as an eye level oven, hob and extractor hood along with a built in dishwasher. The kitchen further displays a breakfast bar and the adjoining dining area boasts ample space for family and friends further granting access to the rear garden through sliding doors. Off from the kitchen is a utility area and downstairs WC along with additional storage space which can be used as a pantry.

To the first floor there are four well proportioned bedrooms. The double master bedroom firstly comprises of a walk in wardrobe area leading into the bedroom and further benefits from its own ensuite shower room consisting of a shower, wash basin and WC. Bedrooms two and three are further doubles and the final bedroom is a spacious single. All four bedrooms display built in wardrobes and share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.





- Four Bedroom Detached Family Home
- Immaculately Presented Throughout Highlighted With High Quality Fixtures And Fittings
- Quiet Cul De Sac Location
- Ample Off Street Parking
- Ensuite Shower Room And Family Bathroom
- Built In Wardrobes To All Bedrooms
- Downstairs WC. Utility And Storage Pantry
- Top Of The Range Integrated Kitchen Appliances
- Close By To Numerous Amenities, Excellent Transport Links And In The Catchment Area For Well Regarded Schools
- EPC Rating - TBC /// Freehold Council Tax Band - E

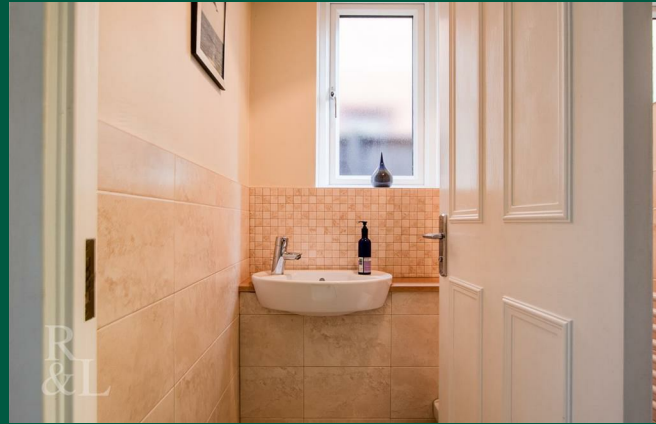




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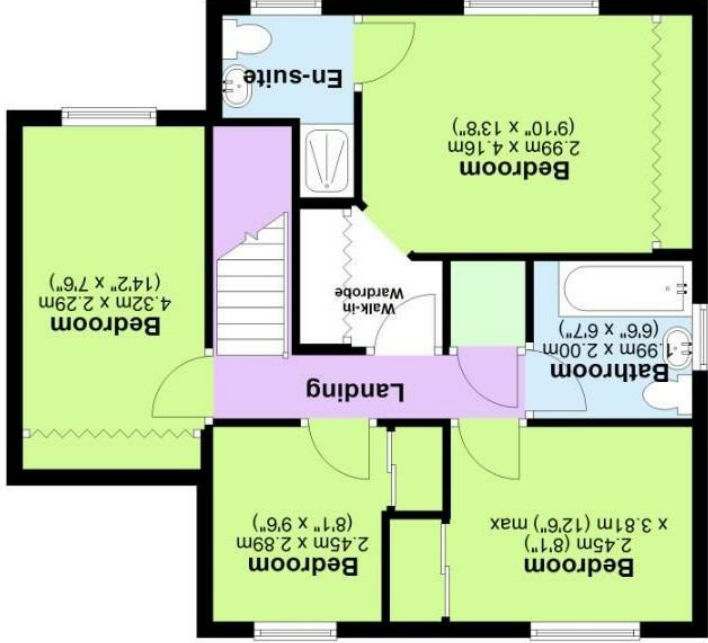
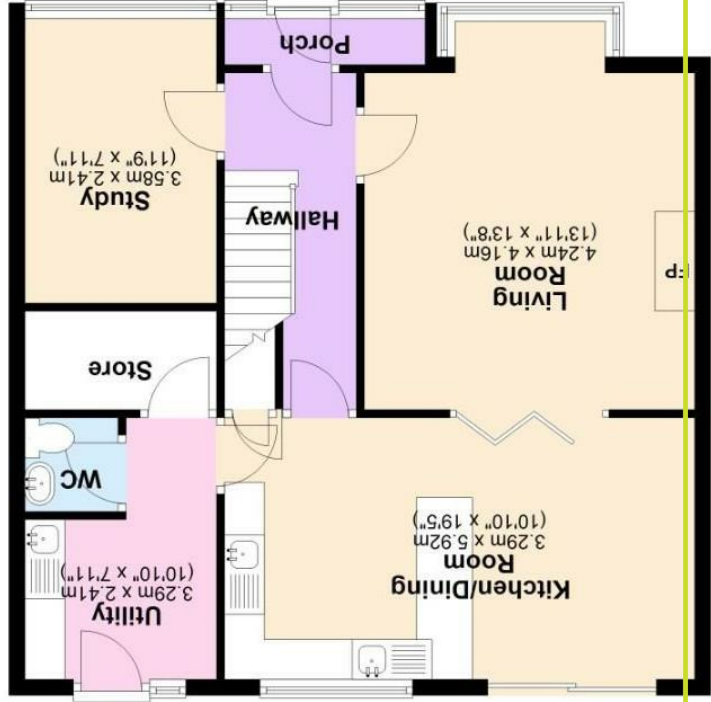




Facing the property there is ample off street parking via a spacious curved single driveway and to the left aspect there is stoned and bedded planted area showing mature shrubbery and seasonal flowers. To the rear, there is a well maintained garden with patio areas off from the dining areas' sliding doors providing space for summer seating, leading onto lawn with further patio to the rear aspect. The rear garden itself is enclosed with fenced boundaries and is bordered with flower bedding expressing mature and established shrubbery as well as bushes along with a convenient garden shed for storage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 124.5 sq. metres (1340.2 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		72	
England & Wales		77	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Environmental Impact (CO ₂) Rating		72	
England & Wales		77	
EU Directive 2002/91/EC			

EPC



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